\_\_\_\_legal owner\_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1802.2B (V.B.2) to permit side yard hereby petition for a Variance from Section.....

setbacks of 8' in lieu of the required 25' and Section 1B' 1.2C to permit

setbacks of 10' in lieu of the required 75' from land zoned other than D.R. 16.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following rescons (indicate hardship or practical difficulty) ordinase. Strict compliance with soning regulation is not practical since it would entail moving or rebuilding the existing structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Saleewun Limawararut

10801 Lakespring way Cookeysville, MD 21030

9780, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 11th

Zoning Commissioner of Baltimore County.

Timonium, MD 21093

PETITION FOR SPECIAL EXCEPTION

To THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property rituate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

herein described property for non-resident doctor's office

roperty is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above S<sub>1</sub> ecial Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

1905 York Rd.

Contract Purchaser: Legal Owner(s): Margaret W. Busey Saleewun Limawararut Margaret Ho Turays Clarence B. Pusey, Jn. 10801 Lakespring Way

Cookeysville, MD 21030

Timonium, MD 21093 Name and telephone number of legal owner, contract purchaser or representative to be contacted Leonard Kramer Name 923 Ellendale Dr

(301) 828-5638

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 11th \_\_\_\_ day of \_\_\_\_\_\_ March \_\_\_\_\_, 19 80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore \_\_day of \_\_\_April\_\_\_\_\_, 19.80\_\_, at 10:30 o'clock

\_\_\_A\_M.

Z.C.O.--No. 1

Maryland Department of Transportation

James J. O'Donnell Secretary M. S. Caltrider

March 18, 1980

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 5, 1980 ITEM: 152. Property Owner: Clarence E. & Margaret W. Pusey Location: NE/S York Rd. (Route 45) 239' SE Gorsuch Fxisting Zoning: D.R. 16 & Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 -D.R. 3.5 zone line of 10' in lieu of the required 75°. Acres: 0.271 District: 8th Revised Plan

Dear Mr. Hammond:

The subject revised plan must be further revised to clearly show the existing 20' entrance to be widened to 30'.

This entrance must remain a depressed curb type and not be constructed as a radius return type.

> Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits Thorge William

By: George Wittman

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Maryland Department of Transportation

State Highway Administration

Jame**s J.** D'Donnell Secretary M. S. Caltrider Administrator

February 14, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Md. 21204

Attention: Mr. N. Commodari

ITEM: 152. Property Owner: Clarence E. & Margaret W. Pusey Location: NE/S York Rd. 239' SE Gorsuch Rd. Route 45 Existing Zoning: D.R. 16 & D.R. 3.5 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'. Acres: 0.271 District: 8th

Re: Z.A.C. Meeting Feb. 5, 1980

Dear Mr. Hammond:

CL: JEM: mah

The plan must clearly indicate that the existing 20' wide entrance is to be widened to 30'. The entrance must remain a depressed curb type and not a radius return type as indicated on

The plan must be revised prior to a hearing date being as-

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits By: John E. Meyers

My telephone number is (301) 383-4320 P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

DIRECTOR

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E.

Re: Item #152 (1979-1980) Property Owner: Clarence E. & Margaret W. Pusey N/ES York Rd. 239' S/E Gorsuch Rd. Existing Zoning: DR 16 and DR 3.5 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the DR 16 -DR 3.5 zone line of 10' in lieu of the required 75'. Acres: 0.271 District: 8th

March 11, 1980

Very truly yours,

John L. Wimbley

Planner III

ohn & Wembley pec 2#

Current Planning and Development

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING

Mr. William Hammond, Zoning Commissioner

Property Owner: Clarence E and Margaret W. Pusey

Location: NE/S York Rd 239' SE Gorsuch Rd.

of 10' in lieu of the required 75'.

Existing Zoning: D.R.16 and D.R.3.5

TOWSON, MARYLAND 21204

Zoning Advisory Committee

Towson, Maryland 21204

Dear Mr. Hammond:

Acres: 0.271

District: 8th

bearing on this petition.

Office of Planning and Zoning

Baltimore County Office Building

JOHN D. SEYFFERT DIRECTOR

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As indicated on the submitted plan, there are 5-foot wide utility easements along the northerly side and the rear lot lines of this Lot 3, Plat A, Northampton, recorded G.L.B. 19, Folio 47.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Comments on Item \$152, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R.16 - D.R.3.5 zone line

This office has reviewed the subjet petition and offers the following comments. These comments

are not intended to indicate the appropriateness of the zoning in question, but are to assure that

all parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

Item #152 (1979-1980) Property Owner: Clarence E. & Margaret W. Pusey March 7, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 152 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley

S-SE Key Sheet 50 NW 2 Pos. Sheet NW 13A Topo 60 Tax Map



battimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN 3. COLLINS DIRECTOR

April 17, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 152 - ZAC - Meeting of February 5, 1980
> Property Owner: Clarence E. & Margaret W. Pusey NE/S York Road 239' SE Gorsuch Road Existing Zoning: D.R. 16 & D.R. 3.5

Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 Lone line of 10' in lieu of the required 75'.

0.271 Acres:

District:

Dear Mr. Hammond:

The proposed special exception for a medical office can be expected to generate 160 trips per day.

This site is located in a traffic deficient area and there may be traffic problems in the future.

Very truly yours.

Micuael S. Flanigan Traffic Engineering Associate II

MSF/mjm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it eppearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner( ), the Variance(s) should be had; and it further appearing that by reason f the granting of the Variance(s) requested not adversely affecting the health, safety. and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 19\_\_\_, that the herein Petition for the Variance(s) to

Zoning Comm'ssioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

department of permits and licenses TOWSON, MARYLAND 21204 (301) 494-3610 Ted Zaleski.

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

DIRECTOR

Comments on Item #152Zoning Advisory Committee Meeting, February 5, 1980 are as follows:

Property Owner: Clarence F & Margaret W. Pusey NES York Road 239' SE Gorsuch Road Existing Zoning: D.R. 16 & D.R. 3.5 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16-D.R. 3.5 zone line of 10' in lieu of the required 75'.

8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) . State of Maryland Code for the 1978 Edition Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin. change of occupancy & miscellaneous
- X C. Additional \_\_\_\_\_ Permits shall be required.
- X D. Building shall be upgraded to new use requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X P. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

to be construed as the full extent of any permit.

- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_
- X J. Comment: Basement apartment shall be made to comply with Section 905.7.1, 905.6.3 Section 609.4 as well as the normal Code requirement for residential use. The offices in addition to the need to comply with commercial use requirements shall comply to the State Handicapped Code requirement. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not

Charles E. Burnham, Chief

Plans Review

Pursuant to the advertisement, posting of property, and public Learing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception

respected discounts of the

នាក្សា ស្នាក្រស់ នៃសមាធម្មី TOUGHT OBESIDEN

i grupo grupar la grupo d**o** torcada

Post to the first terminal of the contract of

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCES NE/S of York Rd., 239'

SE of Gorsuch Rd., 8th District

2 Case No. 80-216-XA CLARENCE E. PUSEY, JR., et ux,

## ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

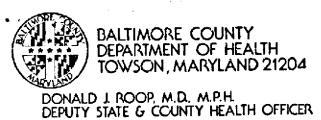
Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

OF BALTIMORE COUNTY

1 HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Clarence E. Pusey, 1906 York Road, Timonium, Maryland 21093, Petitioners; and Mr., Saleewun Limawararut, 10801 Lakespring Way, Cockeysville, Maryland 21030, Contract Purchaser.

494-2188



March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

IJF/mw

Comments on Item # 152, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Clarence E. & Margaret W. Pusey
NE/S York Road 239' SE Gorsuch Road
D.R. 16 & D.R. 3.5
Special Exception for medical offices
and Variance to permit side setbacks of
8' and 9' in lieu of the required 25' and
a setback to the D.R. 16-D.R. 3.5 zone
line of 10' in lieu of the required 25' line of 10' in lieu of the required 75'

0.271 Acres: District:

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Worrest, Director BUREAU OF ERVIRONMENTAL SERVICES BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE

February 27, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Ealtimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Clarence E. & Margaret W. Pusey

NE/S York Rd. 239' SE Gorcuch Rd.

Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau

Planding From Special Inspection Division

PETITION FOR SPECIAL EXCEPTION AND VARIANCES 8th District

LOCATION: Northeast side of York Road, 239 feet Southeast of Gorsuch Road

Petition for Special Exception and Variances

Thursday, April 24, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Special Exception for non-resident doctor's office and Variances to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land zoned other than D.R. 16

The Zoning Regulations to be excepted as follows:

Section 1B02.2B (V.B.2) - Other Principal Uses Section 1B02.2C - In a D.R. 16 zone, no building shall be constructed within 75 feet of land which is any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and which is not within the same development tract

All that parcel of land in the Eighth District of Baltimore County

Being the property of Clarence E. Pusey, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES

> Road - 8th Election District Clarence E. Pusey, Jr., et ux -Petitioners

BALTIMORE COUNTY NO. 80-216-XA (Item No. 152) 1:: ::: ::: \*\*\* \*\*\* \*\*\*

NE/S of York Road, 239' SE of Gorsuch: ZONING COMMISSIONER

The Petitioners have withdrawn these Petitions; therefore, IT IS

day of April, 1980, that said Petitions be and the same are hereby DISMISSED

ORDERED by the Zoning Commissioner of Baltimore County, this 24th

without prejudice.

Baltimore County

BEFORE THE

CEB: rrj

80-216-XA April 24 at 10:38 MARCH 15, 1980 1903 YORK RD. TIMONIUM, MD. Z1093

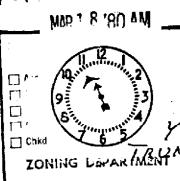
OFFICE OF ZONING COMMISSION TOWSON, MARYLAND 21204

PEAR MR. HAMMOND:

AS A NEIGHBOR

& INTERESTED PARTY I AM REQUESTING TO BE NOTIFIED WHEN THE ZONING HEARING WILL TAKE PLACE FOR MR. CLARENCE PUSET 1905 YORK RD. TIMONIOM, MD. 21093

I WOULD ALSO LIKE A COPY OF THE ORDER OF VARIANCE HE IS APPLY ING FOR.



\* PETITION FOR SPECIAL EXCEPTION AND VARIANCES

Sth DISTRICT CONING: Petition for Special Ex

particle Time: Thursday, April 24, 1980 at 10:30 AM. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townon, Maryland

The Zoning Commissioner of Bal-timore County; by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public

hearing:
Petition for Special Exception for non-resident doctors office and variances to permit side yard setbacks of 8 freet in lieu of the re-

guired 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land soned other than D.R. 16.
The Zoning Regulation to be excepted as follows:

Section: 1802.28 (V.B.2) — Other Principal Uses
Section 1802.20—In a D.R. 16 sone, no building shalls her constructed.

no building shall be constructed within 75 feet of land which is any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and

which is not within the same develspanent tract
All that parcel of land in the
Eighth District of Baitimore County
Beginning for the same on the
northeast side of York Road distant
southeasterly 239 feet more or less
measured along said northeast side
of York Road from the center of
Gorsuch Road, thence leaving the
York Road and running North 73
degrees 44 minutes 45 seconds East

degrees 44 minutes 45 seconds East 166 97 feet, South 2 degrees 10 min-utes 46 seconds East 74.67 feet, and Pouth 70 degrees 09 minutes 09 sec-onds West 142.43 feet to said north-

east side of York Road, thence bind ing thereon North: 20 degrees minutes 04 seconds West \$1.56 for the place of beginning.

Being all of Lot No. 3 as shown on plat. "A" "Northampton", recorded among the Land Records of Baltimore County in Liber G.L.B. No. 18 Folic 47, lying northeast of the York Road.

Being the property of Chrence E.

By Order Of WILLIAM E. HAMMOND.

CONTING: Petition for Special Ex-ception and Variances LOCATION: Northeast side of York Road, 239 feet Southeast of Cor-such Road

152-112-8

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3 ....., 19.80 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ence in cast of one time \_\_\_\_\_ maccasive needs before the \_\_\_\_ 21th day of \_\_\_\_\_April\_\_\_\_\_, 19.80\_, the first publication

appearing on the \_\_\_\_3rd\_\_\_\_day of \_\_\_\_Agril \_\_\_\_\_

Cost of Advertisement, \$\_\_\_\_\_

P. O. Box 5515 Towson, Maryland 21204

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: 1905 York Road Timonium, Maryland 21093

Gentlemen:

I represent Margaret W. Pusey, my mother and myself, owners of 1905 York Road, Timonium, Maryland 21093.

April 1, 1980

The Real Estate Contract on the property at 1905 York Road, Timonium, Maryland 21093, having expired this date, please dismiss the application for Special Exception for Physicians' Offices set for hearing on April 24, 1980.

c.c. Margaret W. Pusey

PETITION FOR SPECIAL EXCEPTION.

& VARIANCES Zoning: Petition for Specia.
Exception and Variances
Location&: Northeast side of
York road, 239 feet southeast of Gorsuch road.

Date & Time: Thursday, April 24, 1980 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W.

Chesapeake avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception

for non-resident doctor's office and variances to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 fames a of the required 75 feet from hand zoned other than D.R. 16. The Zoning Regulations to be Section 1B02.2B' (V.B.2) . Other Principal Uses. Section 1802.2C in a D.R. 16 zone, no building shall be constructed within 75 feet of and which is any zone classified B D.R. 1, D.R.2, D.R.3.5, ).R.5.5, or D.R. 10.5 and which not within the same All that perce of land in the Eighth District of Baltimore

BEGINNING for the same on the northeast side of York road distant southeasterly 239 feet more or less measured along said northeast side of York road rom the center of Gorsuch oad, thence leaving the York road and running north 73 degrees 44 minutes 45 seconds ast 165.97 feet, south 2 degrees 10 minutes 46 seconds east 74.67 feet, and south 70 degrees side of York road, thence binding thereon north 20 degrees 14 minutes 04 seconds west 81.56 feet to the paice of beginning. Containing 0.271 acres of land BEING all of lot no. 3 as shows on plat A", "Northempton," recorded among the Land Records of Baltimore County in Liber

Being the property of Clarence E. Pusey, Jr., et ux, as shown on plat plan filed with Hearing Dates THURSDAY, APRIL 24, 1980 AT 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W.

northeast of the York road.

BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner

**Qe Essex Times** This is to Certify, That the annexed Etition was inserted in The Essex Times, a newspaper printed and published in Ealtimore County, once in One.

OFFICE OF FINANCE		No. 86355
DATE Marci. 2	4, 1980 ACCOUNT	01-662
	om Licevararut	
	fee for Case No. 80-	216-XA 5 0 0 0 0 mse
	VALIDATION OR SIGNATURE OF	The state of the s

LEO W. RADER REGISTERED SURVEYOR

HYDROGRAPHY TOPOGRAPHY GEODESY

Apr. 24th, et 10:30 A.M.

80-216-XA

SUBDIVISION ENGINEERING TITLE SURVEYS LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR 252-2920

January 14, 1980

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR NON-RESIDENT DOCTOR'S OFFICE AND SIDEYARD VARIANCE

BEGINNING for the same on the northeast side of York Road distant southeasterly 239 feet more or less measured along said northeast side of York Road from the center of Gorsuch Road, thence leaving the York Road and running North 73 degrees 44 minutes 45 seconds East 165.97 feet, South 2 degrees 10 minutes 46 seconds East 74.67 feet, and South 70 degrees 09 minutes 00 seconds West 142.43 feet to said northeast side of York Road, thence binding thereon North 20 degrees 14 minutes 04 seconds West 81.56 feet to the place of beginning.

CONTAINING U.271 acres of land more or less.

BEING all of Lot No. 3 as shown on plat "A" "Northampton", recorded among the Land Records of Baltimore County in Liber G.L.B. No. 19 Folio 47, lying northeast of the York Road.

Leo W. Rader

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this 22 day of

Filing Fee \$ 57	Received: Ch	eck
	Ca	<b>sh</b>
	Oti	her 💮
(152)	Spliant S	
	William E. Hammond, Zor	ing Commissioner
er Charace + Have I Rose	/- Submitted by	

Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition	has been re	ceived this	day of	· · · · · · · · · · · · · · · · · · ·	. 19 .*
	Filing Fee	\$	Received:		Check
		*		Maria de la companya	Cash
					Other
•			Show		Z//
			William E. Har		Zoning Commissione
Patitionar			Submitted he	the state of	

Petitioner's Attorney Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a

## BATIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO	Mr. W. E. Hammond Zoning Commissioner	Date March 28, 1980
FROM	John D. Seyffert, Director Office of Planning and Zoning	Valc
SUBJECT_	Petition No. 80-216-XA Item 152	

Petition for Special Exception and Variances Northeast side of York Road, 239 feet Southeast of Gorsuch Road Petitioner - Clarence E. Pusey, Jr., et ux

Eighth District

HEARING: Thursday, April 24, 1980 (10:30 A.M.)

Office use would not be inappropriate here. If granted, it is requested that the order be conditioned to require that there be no change in the residential character of the exterior of the existing structure and that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

JDS:JGH:ab

BACTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

	Mr. W. E. Hammond		
TO	Zoning Commissioner	Date	March 28, 1980
FROM	John D. Seyffert, Director Office of Planning and Zoning		
SUBJECT.	Petition No. 80-216-XA Item 152		

Petition for Special Exception and Variances Northeast side of York Road, 239 feet Southeast of Gorsuch Road Petitioner - Clarence E. Pusey, Jr., et ux

Eighth District

Petitioner's Attorney

HEARING: Thursday, April 24, 1980 (10:30 A.M.)

Office use would not be inappropriate here. If granted, it is requested that the order be conditioned to require that there be no change in the residential character of the exterior of the existing structure and that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

JDS:JGH:05

				3/24/80		
Mr. & Mrs. 1905 York Timonium,	Road	ce E. Pusey,		•	6	• • • • • • • • • • • • • • • • • • • •
		•	•		. •	•
				EARING		
RE:	Petit Road,	ion for Special Exc 239',SE of Gorsuch	ception and h Road - Ca	Variance - se No. 80-21	Northeast	side of York
	TDE:_	10:30 A.M.			d1.77-2-13-247-21-1-7-1	
	DATE:_	Thursday, I	April 24, 1	980		
	PLACE:	ROOM JOS COURTY OF	FFICE BUILD	ING, 111 /.	CHEGAPEAK	AVENUE,
		TOWSON, MARYLAND				
				•		•

cc: Mrs. Saleewun Limawararut 10801 Lakespring Way Cockeysville, Maryland 21030 Mr. Leonard Kramer 923 Ellendale Drive Towson, Maryland 21204 Mr. Truman L. Smith 1903 York Road

Timonium, Maryland 21093

BALTIMORE COUNTY

C. FICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 WILLIAM E. HAMMOND ZONING COMMISSIONER

April 10, 1980

Mr. & Mrs. Claretoe E. Pusey, Jr. 1905 York Road Timonium, Maryland 21093

> RE: Petition for Special Exception and Variance NE/S York Rd., 239' SE Gorsuch Rd Case No. 80-216-XA

Dear Mr. & Mrs. Puseys

This is to advise you that \_

advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 1:3, County Office Building, Towson, Maryland 2120;, before the hearing.

Zoning Commissioner

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
1011011011	date	by	da1e	Ьу	date	- الأنا	date	Ьу	date	by
Descriptions checked and outline plotted on map			i							
Petition number added to outline										
Denied			-							·
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla e in ou	•	or des	cripti	_	
Previous case:		<b></b>	]	Мар #						.No

80-216-XA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

	· •
Posted for: Petition for Byllial  Petitioner: Charles E. Carly  Location of property: NE 15 January  Lineary M. C.	Date of Posting 4/5/80
Posted for: Petition for Gallest	Exception & Warsance
Petitioner: Claritable E. Puser	y free et is se
Location of property: NE/5 of Tech	M, 239 5E
Gorsuck Rd	
Location of Signs: front of proserty	(# 1905 " josh 14)
Remarks:	
Remarks: Posted by Signature De Signature	ate of return: 9/10/50

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

-April 24, 1980

Clarence E. Pusey, Jr., Esquire 1905 York Road Timonium, Maryland 21093

> RE: Petitions for Special Exception and Variances NE/S of York Road, 239' SE of Gorsuch Road - 8th Election District Clarence E. Pusey, Jr., et ux -Petitioners NO. 80-216-XA (Item No. 152)

Dear Mr. Pusey:

I have this date passed my Order in the above referenced matter in accordance with the attached.

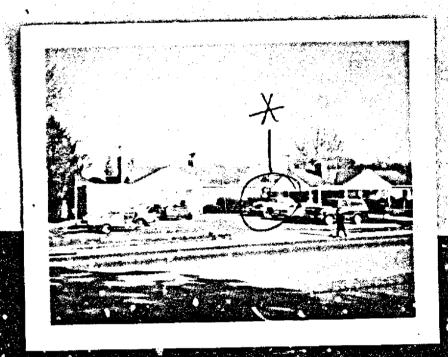
Very truly yours

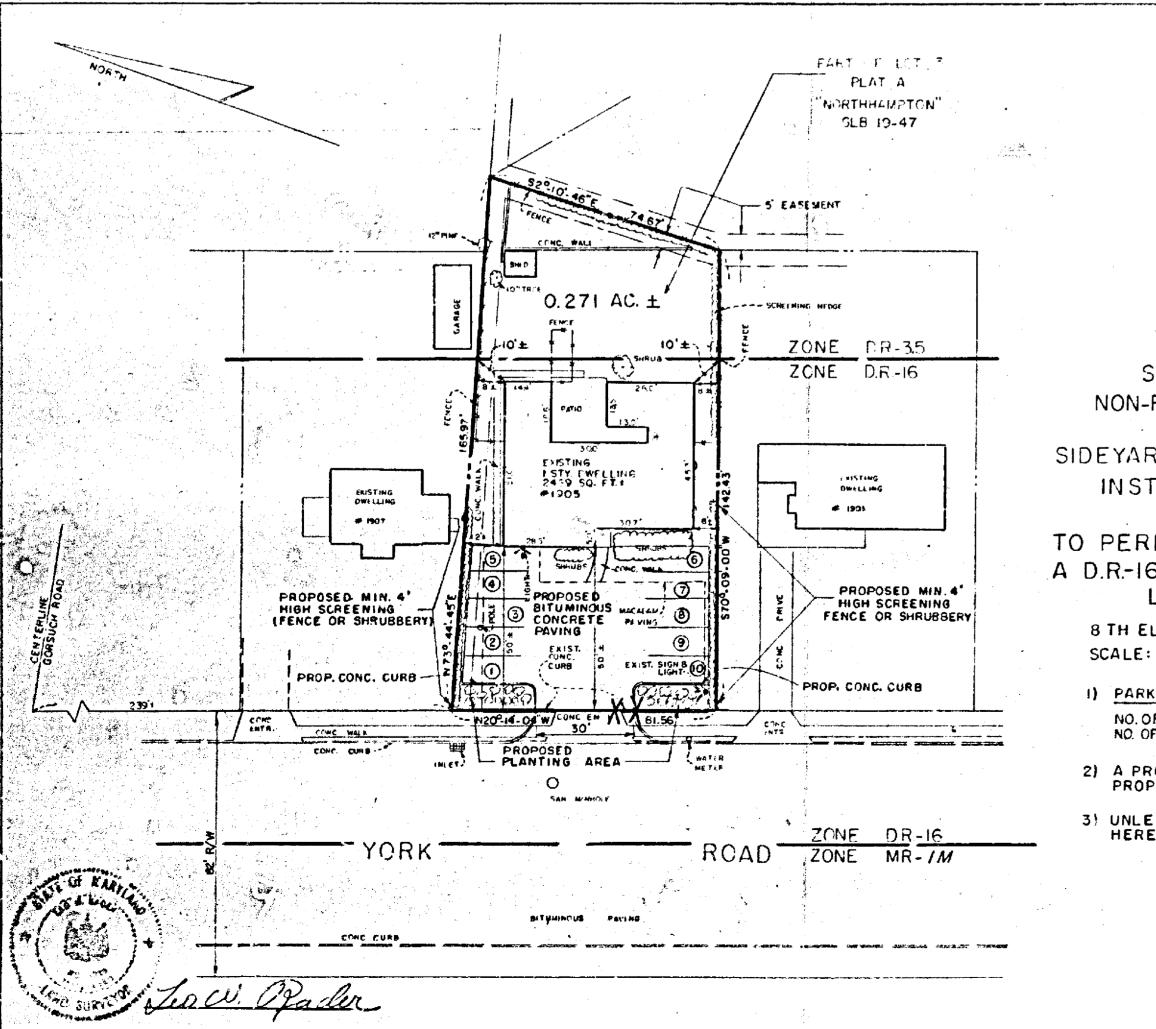
WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel





REVISED PLANS OFFICE OF PLANNING & ZONING

PLAT TO ACCOMPANY A PETITION FOR

SPECIAL EXCEPTION FOR NON-RESIDENT DOCTOR'S OFFICE,

SIDEYARD VARIANCES OF 8' AND 8' INSTEAD OF REQUIRED 25'

TO PERMIT AN OFFICE BUILDING IN A D.R.-16 ZONE WITHIN TO FEET OF LAND ZONED D.R.-3.5

8 TH ELECT. DIST. SCALE: 1" = 30"

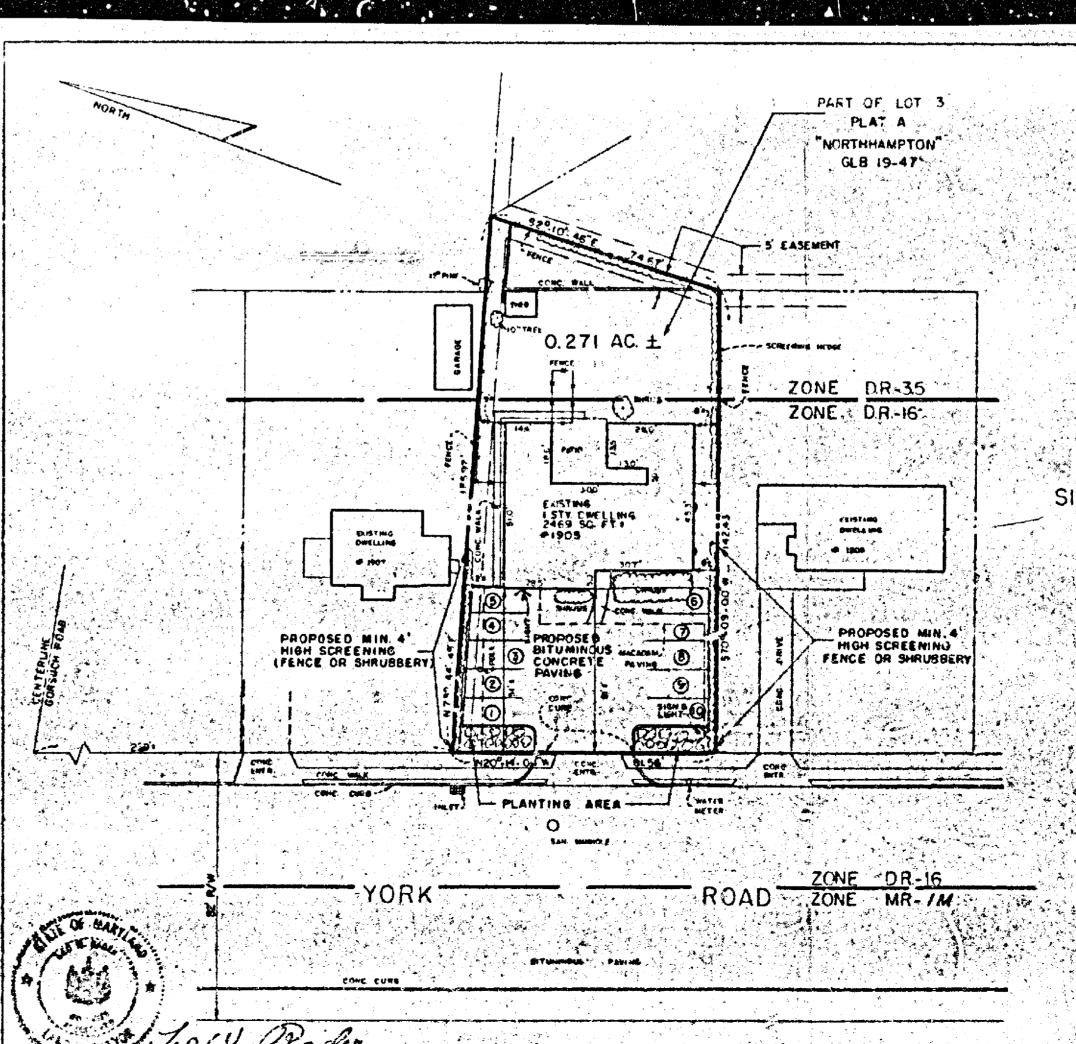
BALTO. CO., MD. MAR. 8, 1980

I) PARKING REQUIREMENTS NO. OF SPACES REQUIRED (OFFICE) 2469 + 300 = 8.2 = 9
NO. OF SPACES PROVIDED 10

2) A PROPOSED SIGN ALONG THE FRONT EDGE OF THE PROPERTY NOT TO EXCEED 25 SQ. FT..

3) UNLESS OTHERWISE SHOWN, ALL DETAIL SHOWN HEREON IS EXISTING.

LEO W. RADER REG. LAND SURVEYOR 38 BELFAST ROAD
TIMONIUM, MD. CL.2+2920



PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR NON-RESIDENT DOCTORS OFFICE SIDEYARD VARIANCES OF 8 AND 9 INSTEAD OF REQUIRED 25 A BASEMENT APARTMENT 8TH ELECT. DIST. BALTO CO. MC SCALE: 1"= 30" JAN 21, 1980 PARKING REQUIREMENTS NO OF SPACES REQUIRED SOFFICE 2469 + 300 5 2 % NO. OF SPACES PROVIDED (APARTMENT) LEO W. PAQER MEG. LAND SURVEYOR

\_\_\_\_legal owner\_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1802.2B (V.B.2) to permit side yard hereby petition for a Variance from Section.....

setbacks of 8' in lieu of the required 25' and Section 1B' 1.2C to permit

setbacks of 10' in lieu of the required 75' from land zoned other than D.R. 16.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following rescons (indicate hardship or practical difficulty) ordinase. Strict compliance with soning regulation is not practical since it would entail moving or rebuilding the existing structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Saleewun Limawararut

10801 Lakespring way Cookeysville, MD 21030

9780, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 11th

Zoning Commissioner of Baltimore County.

Timonium, MD 21093

PETITION FOR SPECIAL EXCEPTION

To THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property rituate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

herein described property for non-resident doctor's office

roperty is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above S<sub>1</sub> ecial Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

1905 York Rd.

Contract Purchaser: Legal Owner(s): Margaret W. Busey Saleewun Limawararut Margaret Ho Turays Clarence B. Pusey, Jn. 10801 Lakespring Way

Cookeysville, MD 21030

Timonium, MD 21093 Name and telephone number of legal owner, contract purchaser or representative to be contacted Leonard Kramer Name 923 Ellendale Dr

(301) 828-5638

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 11th \_\_\_\_ day of \_\_\_\_\_\_ March \_\_\_\_\_, 19 80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore \_\_day of \_\_\_April\_\_\_\_\_, 19.80\_\_, at 10:30 o'clock

\_\_\_A\_M.

Z.C.O.--No. 1

Maryland Department of Transportation

James J. O'Donnell Secretary M. S. Caltrider

March 18, 1980

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 5, 1980 ITEM: 152. Property Owner: Clarence E. & Margaret W. Pusey Location: NE/S York Rd. (Route 45) 239' SE Gorsuch Fxisting Zoning: D.R. 16 & Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 -D.R. 3.5 zone line of 10' in lieu of the required 75°. Acres: 0.271 District: 8th Revised Plan

Dear Mr. Hammond:

The subject revised plan must be further revised to clearly show the existing 20' entrance to be widened to 30'.

This entrance must remain a depressed curb type and not be constructed as a radius return type.

> Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits Thorge William

By: George Wittman

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Maryland Department of Transportation

State Highway Administration

Jame**s J.** D'Donnell Secretary M. S. Caltrider Administrator

February 14, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Md. 21204

Attention: Mr. N. Commodari

ITEM: 152. Property Owner: Clarence E. & Margaret W. Pusey Location: NE/S York Rd. 239' SE Gorsuch Rd. Route 45 Existing Zoning: D.R. 16 & D.R. 3.5 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 zone line of 10' in lieu of the required 75'. Acres: 0.271 District: 8th

Re: Z.A.C. Meeting Feb. 5, 1980

Dear Mr. Hammond:

CL: JEM: mah

The plan must clearly indicate that the existing 20' wide entrance is to be widened to 30'. The entrance must remain a depressed curb type and not a radius return type as indicated on

The plan must be revised prior to a hearing date being as-

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits By: John E. Meyers

My telephone number is (301) 383-4320 P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

DIRECTOR

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E.

Re: Item #152 (1979-1980) Property Owner: Clarence E. & Margaret W. Pusey N/ES York Rd. 239' S/E Gorsuch Rd. Existing Zoning: DR 16 and DR 3.5 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the DR 16 -DR 3.5 zone line of 10' in lieu of the required 75'. Acres: 0.271 District: 8th

March 11, 1980

Very truly yours,

John L. Wimbley

Planner III

ohn & Wembley pec 2#

Current Planning and Development

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING

Mr. William Hammond, Zoning Commissioner

Property Owner: Clarence E and Margaret W. Pusey

Location: NE/S York Rd 239' SE Gorsuch Rd.

of 10' in lieu of the required 75'.

Existing Zoning: D.R.16 and D.R.3.5

TOWSON, MARYLAND 21204

Zoning Advisory Committee

Towson, Maryland 21204

Dear Mr. Hammond:

Acres: 0.271

District: 8th

bearing on this petition.

Office of Planning and Zoning

Baltimore County Office Building

JOHN D. SEYFFERT DIRECTOR

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As indicated on the submitted plan, there are 5-foot wide utility easements along the northerly side and the rear lot lines of this Lot 3, Plat A, Northampton, recorded G.L.B. 19, Folio 47.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Comments on Item \$152, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R.16 - D.R.3.5 zone line

This office has reviewed the subjet petition and offers the following comments. These comments

are not intended to indicate the appropriateness of the zoning in question, but are to assure that

all parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

Item #152 (1979-1980) Property Owner: Clarence E. & Margaret W. Pusey March 7, 1980

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 152 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley

S-SE Key Sheet 50 NW 2 Pos. Sheet NW 13A Topo 60 Tax Map



battimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN 3. COLLINS DIRECTOR

April 17, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 152 - ZAC - Meeting of February 5, 1980
> Property Owner: Clarence E. & Margaret W. Pusey NE/S York Road 239' SE Gorsuch Road Existing Zoning: D.R. 16 & D.R. 3.5

Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16 - D.R. 3.5 Lone line of 10' in lieu of the required 75'.

0.271 Acres:

District:

Dear Mr. Hammond:

The proposed special exception for a medical office can be expected to generate 160 trips per day.

This site is located in a traffic deficient area and there may be traffic problems in the future.

Very truly yours.

Micuael S. Flanigan Traffic Engineering Associate II

MSF/mjm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it eppearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner( ), the Variance(s) should be had; and it further appearing that by reason f the granting of the Variance(s) requested not adversely affecting the health, safety. and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 19\_\_\_, that the herein Petition for the Variance(s) to

Zoning Comm'ssioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

department of permits and licenses TOWSON, MARYLAND 21204 (301) 494-3610 Ted Zaleski.

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

DIRECTOR

Comments on Item #152Zoning Advisory Committee Meeting, February 5, 1980 are as follows:

Property Owner: Clarence F & Margaret W. Pusey NES York Road 239' SE Gorsuch Road Existing Zoning: D.R. 16 & D.R. 3.5 Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the D.R. 16-D.R. 3.5 zone line of 10' in lieu of the required 75'.

8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) . State of Maryland Code for the 1978 Edition Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin. change of occupancy & miscellaneous
- X C. Additional \_\_\_\_\_ Permits shall be required.
- X D. Building shall be upgraded to new use requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X P. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

to be construed as the full extent of any permit.

- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_
- X J. Comment: Basement apartment shall be made to comply with Section 905.7.1, 905.6.3 Section 609.4 as well as the normal Code requirement for residential use. The offices in addition to the need to comply with commercial use requirements shall comply to the State Handicapped Code requirement. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not

Charles E. Burnham, Chief

Plans Review

Pursuant to the advertisement, posting of property, and public Learing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception

respected discounts of the

នាក្សា ស្នាក្រស់ នៃសមាធម្មី TOUGHT OBESIDEN

i grupo grupar la grupo d**o** torcada

Post to the first terminal of the contract of

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCES NE/S of York Rd., 239'

SE of Gorsuch Rd., 8th District

2 Case No. 80-216-XA CLARENCE E. PUSEY, JR., et ux,

## ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

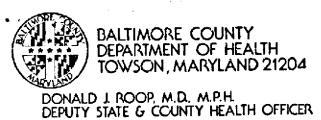
Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

OF BALTIMORE COUNTY

1 HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Clarence E. Pusey, 1906 York Road, Timonium, Maryland 21093, Petitioners; and Mr., Saleewun Limawararut, 10801 Lakespring Way, Cockeysville, Maryland 21030, Contract Purchaser.

494-2188



March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

IJF/mw

Comments on Item # 152, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Clarence E. & Margaret W. Pusey
NE/S York Road 239' SE Gorsuch Road
D.R. 16 & D.R. 3.5
Special Exception for medical offices
and Variance to permit side setbacks of
8' and 9' in lieu of the required 25' and
a setback to the D.R. 16-D.R. 3.5 zone
line of 10' in lieu of the required 25' line of 10' in lieu of the required 75'

0.271 Acres: District:

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Worrest, Director BUREAU OF ERVIRONMENTAL SERVICES BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE

February 27, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Ealtimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Clarence E. & Margaret W. Pusey

NE/S York Rd. 239' SE Gorcuch Rd.

Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau

Planding From Special Inspection Division

PETITION FOR SPECIAL EXCEPTION AND VARIANCES 8th District

LOCATION: Northeast side of York Road, 239 feet Southeast of Gorsuch Road

Petition for Special Exception and Variances

Thursday, April 24, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Special Exception for non-resident doctor's office and Variances to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 feet in lieu of the required 75 feet from land zoned other than D.R. 16

The Zoning Regulations to be excepted as follows:

Section 1B02.2B (V.B.2) - Other Principal Uses Section 1B02.2C - In a D.R. 16 zone, no building shall be constructed within 75 feet of land which is any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and which is not within the same development tract

All that parcel of land in the Eighth District of Baltimore County

Being the property of Clarence E. Pusey, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES

> Road - 8th Election District Clarence E. Pusey, Jr., et ux -Petitioners

BALTIMORE COUNTY NO. 80-216-XA (Item No. 152) 1:: ::: ::: \*\*\* \*\*\* \*\*\*

NE/S of York Road, 239' SE of Gorsuch: ZONING COMMISSIONER

The Petitioners have withdrawn these Petitions; therefore, IT IS

day of April, 1980, that said Petitions be and the same are hereby DISMISSED

ORDERED by the Zoning Commissioner of Baltimore County, this 24th

without prejudice.

Baltimore County

BEFORE THE

CEB: rrj

80-216-XA April 24 at 10:38 MARCH 15, 1980 1903 YORK RD. TIMONIUM, MD. Z1093

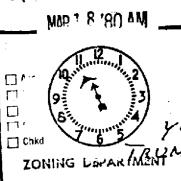
OFFICE OF ZONING COMMISSION TOWSON, MARTLAND 21204

PEAR MR. HAMMOND:

AS A NEIGHBOR

& INTERESTED PARTY I AM REQUESTING TO BE NOTIFIED WHEN THE ZONING HEARING WILL TAKE PLACE FOR MR. CLARENCE PUSET 1905 YORK RD. TIMONIOM, MD. 21093

I WOULD ALSO LIKE A COPY OF THE ORDER OF VARIANCE HE IS APPLY ING FOR.



\* PETITION FOR SPECIAL EXCEPTION AND VARIANCES

Sth DISTRICT CONING: Petition for Special Ex

particle Time: Thursday, April 24, 1980 at 10:30 AM. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townon, Maryland

The Zoning Commissioner of Bal-timore County; by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public

hearing:
Petition for Special Exception for non-resident doctors office and variances to permit side yard setbacks of 8 freet in lieu of the re-

quired 25 feet and setbacks of: 10 feet in lieu of the required 75 feet from land soned other than D.R. 16 The Zoning Regulation to be excepted as follows: 2.7. Section: 1802.28 (V.B.2) — Other Principal Uses
Section: 1802.2C—IT & D.R. 16 sone, no building shall her constructed

no building shall be constructed within 75 feet of land which is any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and

which is not within the same develspanent tract
All that parcel of land in the
Eighth District of Baitimore County
Beginning for the same on the
northeast side of York Road distant
southeasterly 239 feet more or less
measured along said northeast side
of York Road from the center of
Gorsuch Road, thence leaving the
York Road and running North 73
degrees 44 minutes 45 seconds East

degrees 44 minutes 45 seconds East 166 97 feet, South 2 degrees 10 min-utes 46 seconds East 74.67 feet, and Pouth 70 degrees 09 minutes 09 sec-onds West 142.43 feet to said north-

east side of York Road, thence bind ing thereon North: 20 degrees minutes 04 seconds West \$1.56 for the place of beginning.

Being all of Lot No. 3, as shown on plat. "A" "Northempton", recorded among the Land Records of Bultimore County in Liber G.L.B. No. 19 Folia 47, lying northeast of the York Road.

Being the property of Clarence E. Passey, Jr., et ux. as shown on plat.

By Order Of WILLIAM E. HAMMOND.

CONTING: Petition for Special Ex-ception and Variances LOCATION: Northeast side of York Road, 239 feet Southeast of Cor-such Road

152-112-8

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3 ....., 19.80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ence in ceach of one time \_\_\_\_\_ maccasive needs before the \_\_\_\_ 21th day of \_\_\_\_\_April\_\_\_\_\_, 19.80\_, the first publication

appearing on the \_\_\_\_3rd\_\_\_\_day of \_\_\_\_Agril \_\_\_\_\_ THE JEFFERSONJAN

Cost of Advertisement, \$\_\_\_\_\_

P. O. Box 5515 Towson, Maryland 21204 April 1, 1980

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: 1905 York Road Timonium, Maryland 21093

Gentlemen:

CEP:hft

I represent Margaret W. Pusey, my mother and myself, owners of 1905 York Road, Timonium, Maryland 21093.

The Real Estate Contract on the property at 1905 York Road, Timonium, Maryland 21093, having expired this date, please dismiss the application for Special Exception for Physicians' Offices set for hearing on April 24, 1980.

c.c. Margaret W. Pusey

PETITION FOR SPECIAL EXCEPTION. & VARIANCES

Zoning: Petition for Specia.
Exception and Variances
Location&: Northeast side of
York road, 239 feet southeast of Gorsuch road.

Date & Time: Thursday, April 24, 1980 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson,

Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for non-resident doctor's office

and variances to permit side yard setbacks of 8 feet in lieu of the required 25 feet and setbacks of 10 fames a of the required 75 feet from hand zoned other than D.R. 16. The Zoning Regulations to be Section 1B02.2B' (V.B.2) . Other Principal Uses.
Section 1B02.2C - in a D.R. 16 zone, no building shall be constructed within 75 feet of and which is any zone classified 18 D.R. 1, D.R.2, D.R.3.5, ).R.5.5, or D.R. 10.5 and which not within the same All that perce of land in the Eighth District of Baltimore

BEGINNING for the same on the northeast side of York road distant southeasterly 239 feet more or less measured along said northeast side of York road rom the center of Gorsuch oad, thence leaving the York road and running north 73 degrees 44 minutes 45 seconds ast 165.97 feet, south 2 degrees 10 minutes 46 seconds east 74.67 feet, and south 70 degrees 09 minutes 00 seconds west 142.43 feet to said northeast side of York road, thence binding thereon north 20 degrees 14 minutes 04 seconds west 81.56 feet to the paice of beginning. Containing 0.271 acres of land BEING all of lot no. 3 as

shows on plat "A" "Northampton," recorded among the Land Records of Baltimore County in Liber G.L.B. no. 19. folio 47, lying northeast of the York road. Being the property of Clarence E. Pusey, Jr., et ux, as shown on plat plan filed with the Zonir g Department.

Hearing Dates THURSDAY, APRIL 24, 1980 AT 10:30 A.M.
Public Hearing: Room 106.
County Office Building, 111 W.

WILLIAM E. HAMMOND Zoning Commissioner of Paltimore County

**Qe Essex Times** 

Apr. 24th, et 16:30 A.M.

80-216-XA

This is to Certify, That the annexed Etition was inserted in Oge Essex Times, a newspaper

printed and published in Ealtimore County, once in One.

BALTIMORE COU OFFICE OF FINANCE MISCELLANEO	NTY, MARYLAND E-REVENUE DIVISION CASH RECEIPT	No. 86355
DATE Marol. 2	4. 1980 ACCOUNT	_01-662
	AMOUNT_\$5	
RECEIVED Bales	um Livawararut	
FOR: Piling	fee for Case No. 80	-216-XA

VALIDATION OR SIGNATURE OF CASHIER

5000m

1889 BUIN 25

BYORDEROF

LEO W. RADER REGISTERED SURVEYOR

SUBDIVISION ENGINEERING TITLE SURVEYS LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

**HYDROGRAPH** 

TOPOGRAPHY

GEODESY

CL 2-2920 OR 252-2920

January 14, 1980

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR NON-RESIDENT DOCTOR'S OFFICE AND SIDEYARD VARIANCE

BEGINNING for the same on the northeast side of York Road distant southeasterly 239 feet more or less measured along said northeast side of York Road from the center of Gorsuch Road, thence leaving the York Road and running North 73 degrees 44 minutes 45 seconds East 165.97 feet, South 2 degrees 10 minutes 46 seconds East 74.67 feet, and South 70 degrees 09 minutes 00 seconds West 142.43 feet to said northeast side of York Road, thence binding thereon North 20 degrees 14 minutes 04 seconds West 81.56 feet to the place of beginning.

CONTAINING U.271 acres of land more or less.

BEING all of Lot No. 3 as shown on plat "A" "Northampton", recorded among the Land Records of Baltimore County in Liber G.L.B. No. 19 Folio 47, lying northeast of the York Road.

Leo W. Radur

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this	8 27 day of, 1980. *
Filing Fee \$ 57	Received: Check
	Cash
	Other
(152)	Space Edd
	William E. Hammond, Zoning Commissioner
Petitioner Charace + Hayand Russe	Submitted by
Petitioner's Attorney	Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

our Petition	n has been 1	e ceived this	day of			. 19 *
	Filing Fee	\$	Received:	<del></del>	Check	
				Maria Maria Maria Maria	Cash	
					Other	
			Show		<del>/</del> /	
			William E. Ha		Zoning (	Commissione
Petitioner			Submitted by			
	A 14		<b></b>			

\*This is not to be interpreted as acceptance of the Petition for assignment of a

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

το	Mr. W. E. Hammond Zoning Commissioner	Date March 28, 1980
FROM	John D. Seyffert, Director Office of Planning and Zoning	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
SUBJECT	Petition No. 80-216-XA Item 152	

Petition for Special Exception and Variances Northeast side of York Road, 239 feet Southeast of Gorsuch Road Petitioner - Clarence E. Pusey, Jr., et ux

Eighth District

HEARING: Thursday, April 24, 1980 (10:30 A.M.)

Office use would not be inappropriate here. If granted, it is requested that the order be conditioned to require that there be no change in the residential character of the exterior of the existing structure and that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

JDS:JGH:ab

BACTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner	DateMarch 28, 1980	
John D. Seyffert, Director FROM Office of Planning and Zoning		
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JDS:JGH:05

1905 York Timonium,		nd 21093
	•	NOTICE OF HEARING
	Road,	, 239' SE of Gorsuch Road - Case No. 80-216-XA
	TRE:_	10:30 A.M.
		10:30 A.M.
	TINE:_	10:30 A.M.
	TINE:_	10:30 A.M. Thursday, April 24, 1980

cc: Mrs. Saleewun Limawararut

Mr. Leonard Kramer 923 Ellendale Drive Towson, Maryland 21204

Mr. Truman L. Smith 1903 York Road

Timonium, Maryland 21093

10801 Lakespring Way Cockeysville, Maryland 21030

BALTIMONE COUNTY

CIFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 WILLIAM E. HAMMOND ZONING COMMISSIONLIN

April 10, 1980

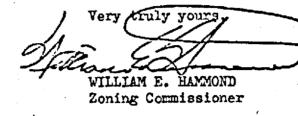
Mr. & Mrs. Clarence E. Pusey, Jr. 1905 York Road Timonium, Maryland 21093

> RE: Petition for Special Exception and Variance NE/S York Rd., 239' SE Gorsuch Rd Case No. 80-216-XA

Dear Mr. & Mrs. Puseys

This is to advise you that \_ advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Faryland 2120;, before the hearing.



PETITION MAPPING PROGRESS SHEET Original Duplicate Tracing 200 Sheet **FUNCTION** date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: DAT Change in outline or description\_\_\_\_Yes Previous case: \_\_\_ Map #\_\_

90-216-XA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District_B	Date of Posting 4/5/80
Posted for: Petition for By	ellal Exister VV arine
Petitioner: Clarance E.	Pusly, Jan, it sike
Location of property: NE/5	Jack M. 239 5 E
Dirsuch lill	Date of Posting 4/5/80  Person of Caresaule  Person of the Service  Janh Mily 2 39 '5 E  Person (# 1905 jork 14)
Location of Signs: 47.927.42.3247.4.	
Remarks:	
Remarks:  Posted by Signature	an Date of return: 9/10/90

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

-April 24, 1980

Clarence E. Pusey, Jr., Esquire 1905 York Road Timonium, Maryland 21093

> RE: Petitions for Special Exception and Variances NE/S of York Road, 239' SE of Gorsuch Road - 8th Election District Clarence E. Pusey, Jr., et ux -Petitioners

NO. 80-216-XA (Item No. 152)

Dear Mr. Pusey:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours

WILLIAM E. HAMMOND Zoning Commissioner

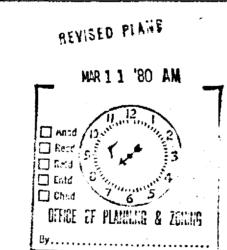
WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel



FART OF LCT 3 PLAT A "NORTHHAMPTON" SLB 19-47 ZONE DR-35 ZCNE D.R.-16 i HISTING DWELLING # 1907 PROPOSED MIN. 4 PROPOSED MIN. 4'
HIGH SCREENING (FENCE OR SHRUBBERY) HIGH SCREENING FENCE OR SHRUBBERY PROP. CONC. CURB PROPOSED PLANTING AREA ZONE MR-/M



PLAT TO ACCOMPANY A PETITION FOR

SPECIAL EXCEPTION FOR NON-RESIDENT DOCTOR'S OFFICE,

SIDEYARD VARIANCES OF 8' AND 8' INSTEAD OF REQUIRED 25'

TO PERMIT AN OFFICE BUILDING IN A D.R.-16 ZONE WITHIN TO FEET OF LAND ZONED D.R.-3.5

8 TH ELECT. DIST. SCALE: 1" = 30"

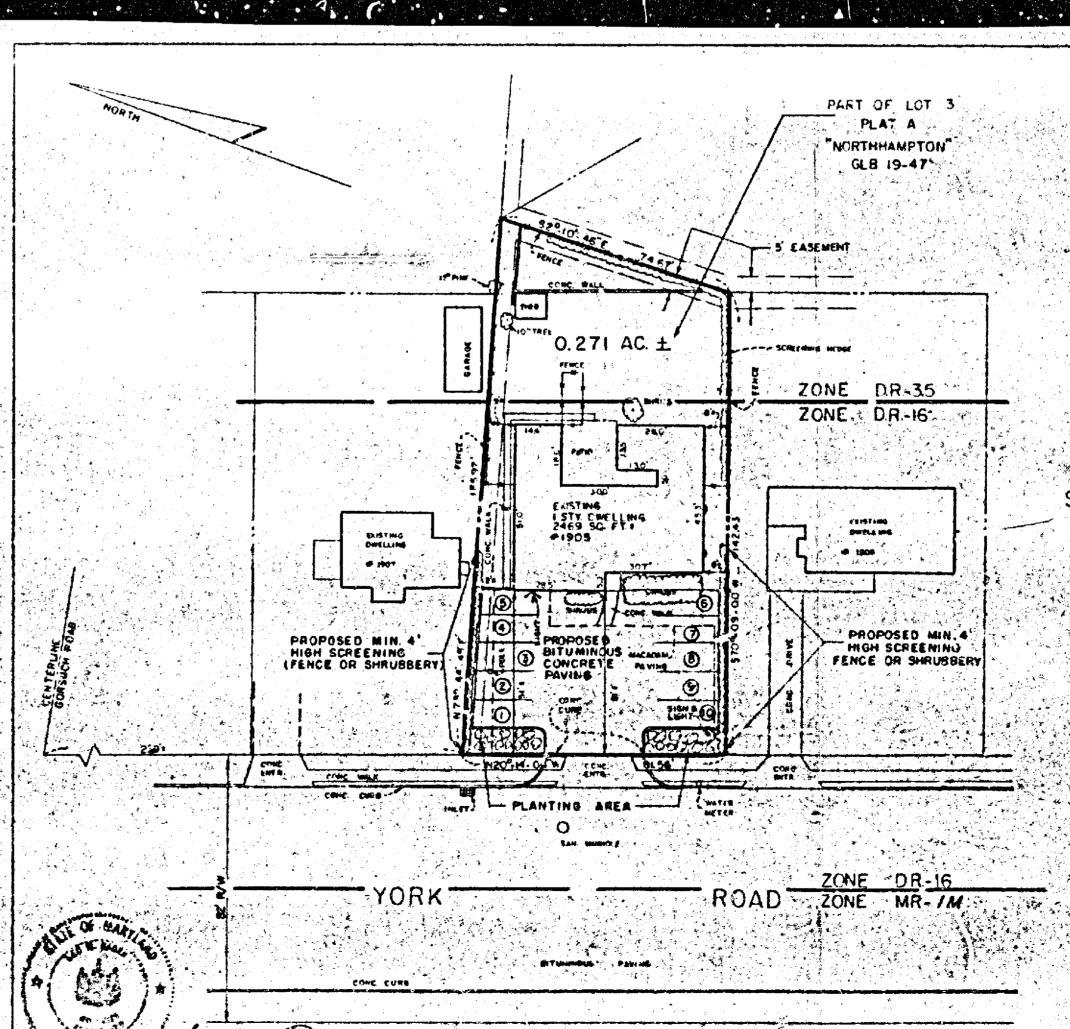
BALTO. CO., MD. MAR. 8, 1980

I) PARKING REQUIREMENTS NO. OF SPACES REQUIRED (OFFICE) 2469 + 300 = 8.2 = 9
NO. OF SPACES PROVIDED 10

2) A PROPOSED SIGN ALONG THE FRONT EDGE OF THE PROPERTY NOT TO EXCEED 25 SQ. FT..

3) UNLESS OTHERWISE SHOWN, ALL DETAIL SHOWN HEREON IS EXISTING.

LEO W. RADER REG. LAND SURVEYOR 38 BELFAST ROAD
TIMONIUM, MD. CL.2+2920



PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR NON-RESIDENT DOCTORS OFFICE SIDEYARD VARIANCES OF 8' AND 9 INSTEAD OF REQUIRED 25 A BASEMENT APARTMENT BALTO CO. MC

8TH ELECT, DIST.

SCALE: 1"= 30"

JAN 21 1980

PARKING REQUIREMENTS NO OF SPACES REQUIRED SOFFICE 2469 + 300 - 512 T NO. OF SPACES REQUITED (APARTMENT)

LEO W. PADER HEG LAND SURVEYOR